

# Historic Preservation Design Review

February 25, 2010

HP-10-04, 237 Church St. (City)

## I. THE REQUEST

**Applicant:** Sumter Pediatrics

**Status of the Applicant:** Owner

**Request:** Design Review for addition of porte cochere, proposed parking lot and landscaping changes at Sumter Pediatrics

**Location:** Church and Broad Sts.

**Present Use/Zoning:** Medical Clinic/PO (Professional Office)

**Tax Map Reference:** 228-05-04-002, 228-05-04-003, 228-05-04-005, 228-05-04-006

**Adjacent Property Land Use and Zoning:** North – Broad St./General Commercial (GC)  
South – Medical Office/Professional Office (PO)  
East – Hotel/ General Commercial (GC)  
West – Church St.

## II. BACKGROUND

The applicant is requesting Design Review approval to make façade changes and add landscaping and additional parking at Sumter Pediatrics. The proposed façade change is the addition of a porte cochere to the existing structure. This request has been prompted by a desire to increase parking availability on the site, and provide a more attractive and functioning entrance area.

237 and 241 Church St., and Sumter Pediatrics, are located on the northern part of the Hampton Park Historic District at the intersection of Church and Broad Sts. There are four parcels associated with this business. The owners intends to combine these parcels into one so that setbacks can be met. The total area of the four parcels after being joined will be +/-1.58 acres. This building is not an historic structure. Photos of the site are shown below.

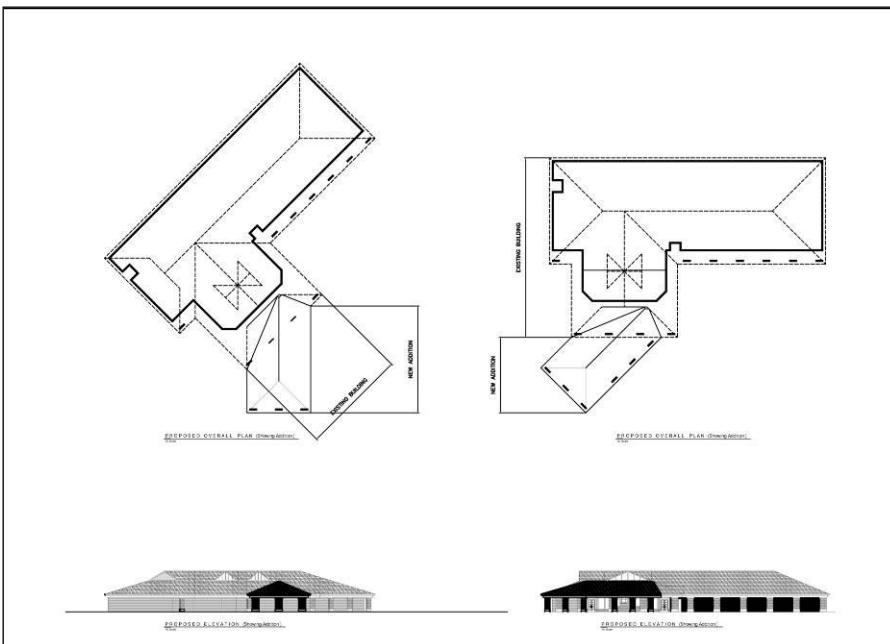




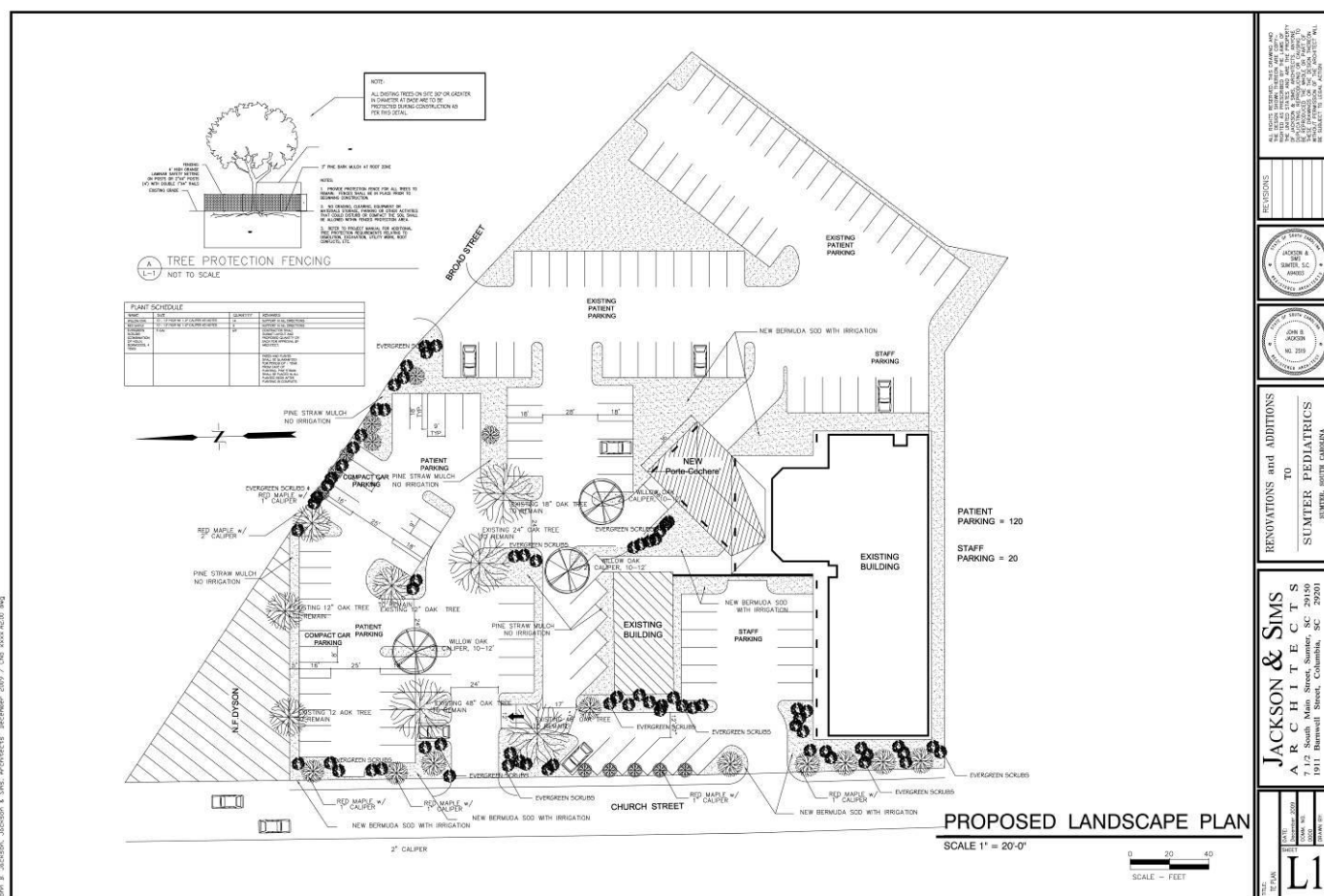
Due to the age and nature of this structure, no specific design review guidelines address this type of proposal. In general new construction within the historic district should adhere to traditional building materials such as masonry with wood or stone. When the building was originally constructed wood and brick were the chosen materials.



*Left: Existing Sumter Pediatrics facility with covered entrance. The proposed porte cochere will match the existing building colors and materials.*



*Left: Plans and elevations of the proposed porte cochere.*



While there are no specific design criteria that address the changes to this project, materials and design should be reviewed in the context of the historic district in terms of building materials and colors. A landscape design has been submitted which shows several issues that are to be addressed as variance requests with the Board of Zoning Appeals. There are also several historic and significant trees on site that the owner intends to preserve during construction. A historic tree is any tree greater than 30" dbh (diameter at breast height), and significant trees are greater than 10" dbh (except for live oaks, which are considered significant at 8" dbh).

### III. STAFF RECOMMENDATION

Staff recommends approval of this request provided that the applicant preserves the existing historic and significant trees on the site.

#### IV. DRAFT MOTION

I move that the Historic Preservation Design Review Committee approve HP-10-04 provided that the applicant preserves the existing historic and significant trees on the site.

I move that the Sumter Historic Preservation Design Review Committee deny HP-10-04.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

## **V. HISTORIC PRESERVATION DESIGN REVIEW – FEBRUARY 25, 2010**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 25, 2010, voted to approve this request, provided that the applicant preserves the existing historic and significant trees on the site.